



BOARD OF ZONING APPEALS

AGENDA July 16, 2020

The City of Knoxville Board of Zoning Appeals will consider the following petitions for variance of requirements of the Knoxville City Code, Appendix B, Zoning Regulations at their July 16, 2020 meeting at 4:00 pm in the Main Assembly Room, Main floor of the City County Building, 400 Main St, Knoxville, TN. Data pertinent to this amendment may be seen in the office of City of Knoxville Plans Review and Building Inspections Department, 4th Floor of the City County Building, Main Street, Knoxville, TN. If you need assistance or accommodation for a disability, please contact the City ADA coordinator at 865-215-2034.

This meeting and all communications between the Board members is subject to the provisions of the Tennessee Open Meetings Act, Tenn. Code. Ann. § 9-44-101, et seq.

A decision of this Board may be appealed to City Council by filing an Appeal Application and paying the required fee with the Plans Review and Building Inspections Department within fifteen (15) days of the date of the decision.

CALL TO ORDER

ROLL CALL

MINUTES

June 18, 2020 meeting.

OLD BUSINESS

File: 6-A-20-VA
Applicant: Rodney Calvin, DKLevy Architects
Address: 854 N. Central St.
Zoning: C-G-2 (General Commercial) Zoning District

Parcel ID: 094DC021
4th Council District

Variance Request:

- 1) Reduce the number of required parking spaces for an Eating and Drinking Establishment use from 13 spaces to 4 spaces (Article 11.4 Table 11-2)
- 2) Reduce the minimum two-way drive aisle width for 90 degree parking from 26 feet to 20 feet (Article 11.5.B)

Per plan submitted to renovate an existing building for future restaurant use in the C-G-2 (General Commercial) Zoning District.

File: 6-I-20-VA
Applicant: Brian Ewers
Address: 2401 N. Central St.
Zoning: C-G-2 (General Commercial) Zoning District

Parcel ID: 081KA008
5th Council District

Variance Request:

- 1) Reduce the minimum number of required parking spaces for an Arts and Fitness Studio use from 15 spaces to zero (Article 11.4 Table 11-2)
- 2) Reduce the minimum number of required parking spaces for an Above the Ground Floor Dwelling with (2) 2 bedroom units from 2 parking spaces to zero (Article 11.4 Table 11-2)

Per plan submitted for a Mixed-Use redevelopment of an existing 1910 2 story building in the C-G-2 (General Commercial) Zoning District.

NEW BUSINESS

File: 7-A-20-VA
Applicant: Sycamore Sign Service
Address: 109 Callahan Dr.
Zoning: C-H-1 (Commercial Highway) Zoning District

Parcel ID: 057085
5th Council District

Application was withdrawn from agenda.

File: 7-D-20-VA
Applicant: Metropolitan Knoxville Airport Authority
Address: 2701 Spence Place
Zoning: INST (Institutional) Zoning District

Parcel ID: 095MC014
1st Council District

Variance Request:

- 1) To allow the expansion of a nonconforming use to construct additional hangars for an airport in an Institutional zone (Article 17.1.A.)
- 2) Decrease the minimum required floor elevation from 832.2, one foot above the 500-year elevation, to 831.25 per Flood Damage Protection and Control Ordinance: Chapter 12, Article 3, Section 15-52 (2)

Per plan submitted to build a row of box hangars in the INST (Institutional) Zoning District.

OTHER BUSINESS

The next BZA meeting is August 20, 2020.

ADJOURNMENT